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## Holst Architecture for 1400 NE Multnomah Type III Design Review, LU 16-137500 DZ

Submitted April 29, 2016

Revised May 10, 2016

LUR 1 Submitted June 10, 2016

LUR 2 Submitted July 27, 2016

LUR 3 Submitted August 26, 2016

H O L S T

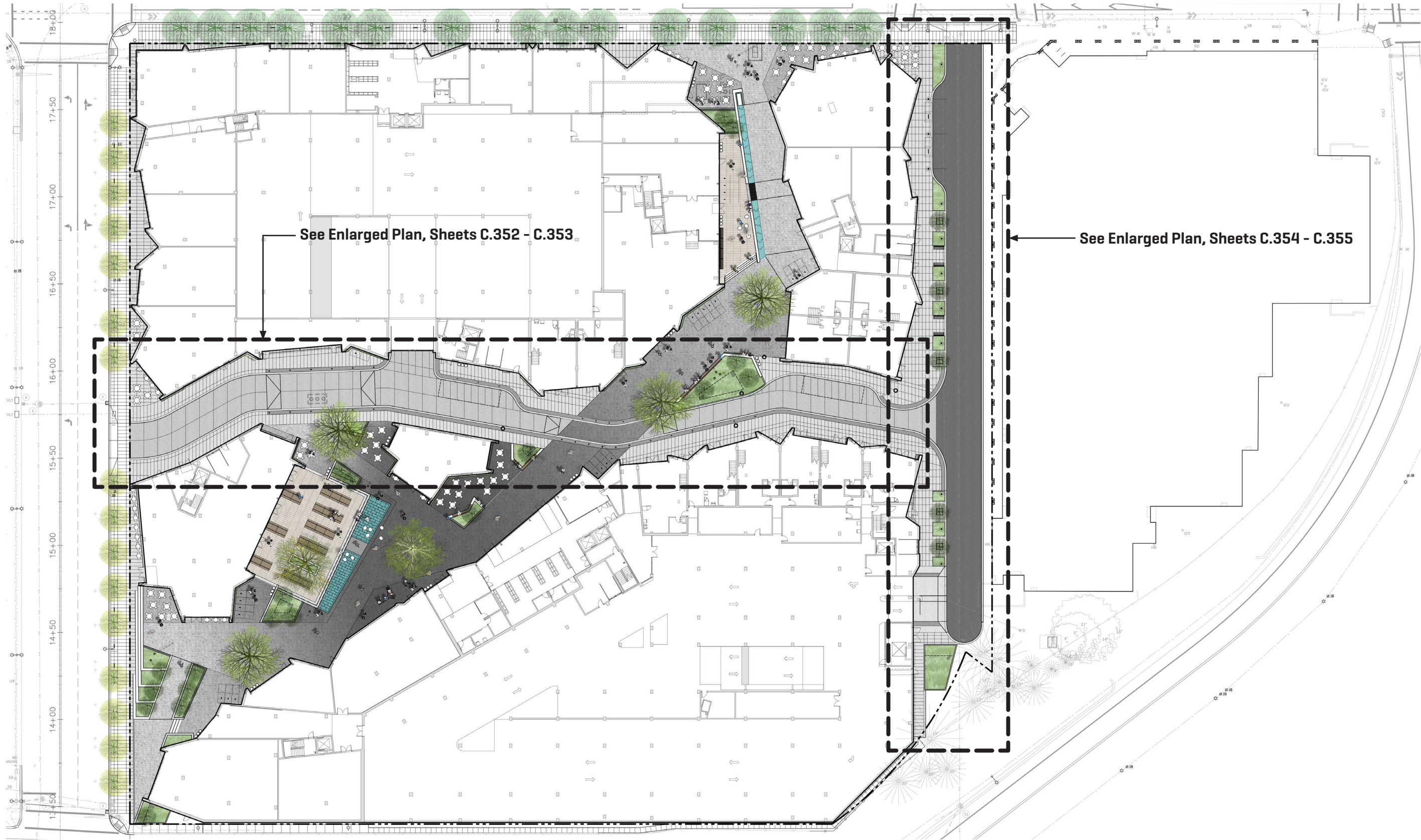
110 SE 8TH AVE.  
PORTLAND, OR  
97214

HOLSTARC.COM

1. Sidewalks widened to 6 feet minimum clear walking zone on Hassalo and 15th Drive.
2. Reduced street parking on 15th Drive to make room for landscape and seating areas and create a more desirable pedestrian experience along the street frontage.
3. Added juliette balconies to activate the center segment of the 15th Drive façade and to address where a plaza [likely] would be located on the cinema site in a future phase.
4. Re-worked the window pattern to differentiate the center segment of 15th Drive facade.
5. Added clear signage to mark Hassalo Drive as “one-way” at intersection with 15th Drive.
6. Maintenance plan for weathering steel to be presented at LUR hearing, and includes explanation of materials “self-healing patina” and the supplier agreement to replace damaged or vandalized panels.
7. Wood patterned vinyl window removed from project, replaced with complimentary color to be presented at hearing via physical sample.
8. Updated wood patterned glass spandrel sample will be provided.

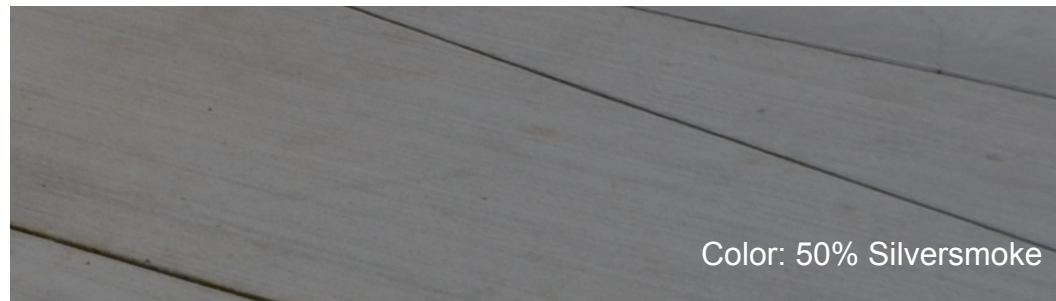
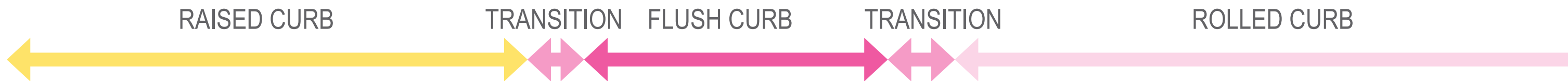
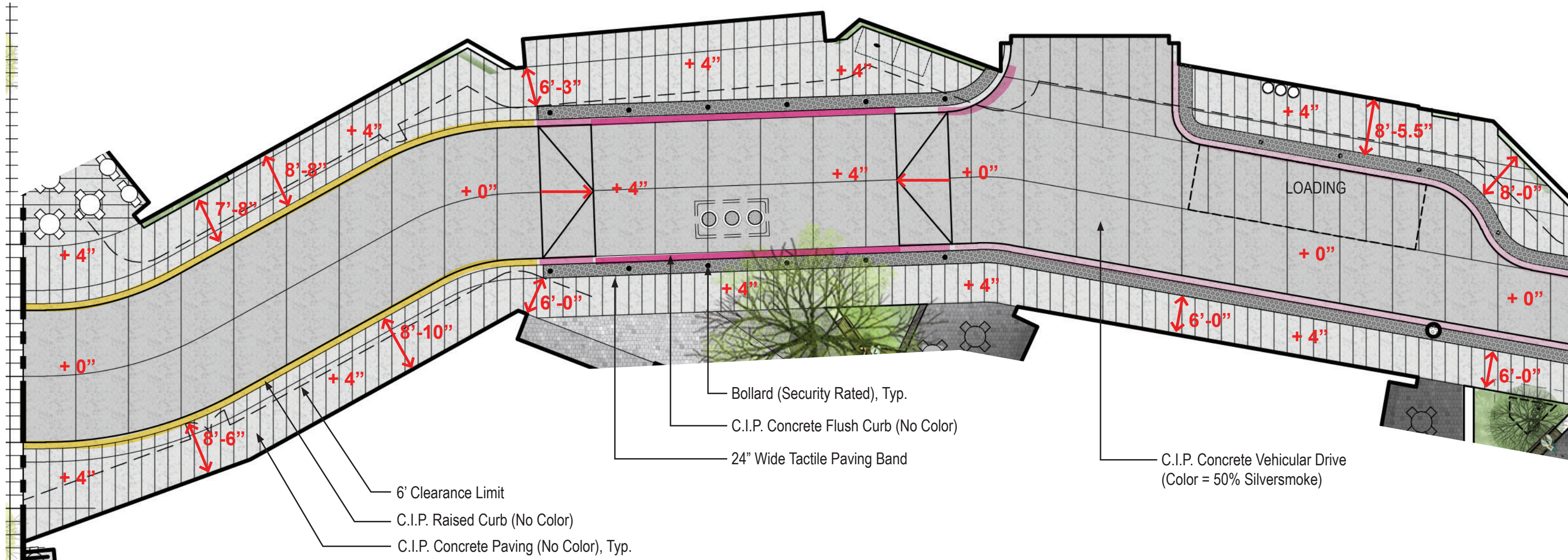
## Overview of LUR 3 Design Changes





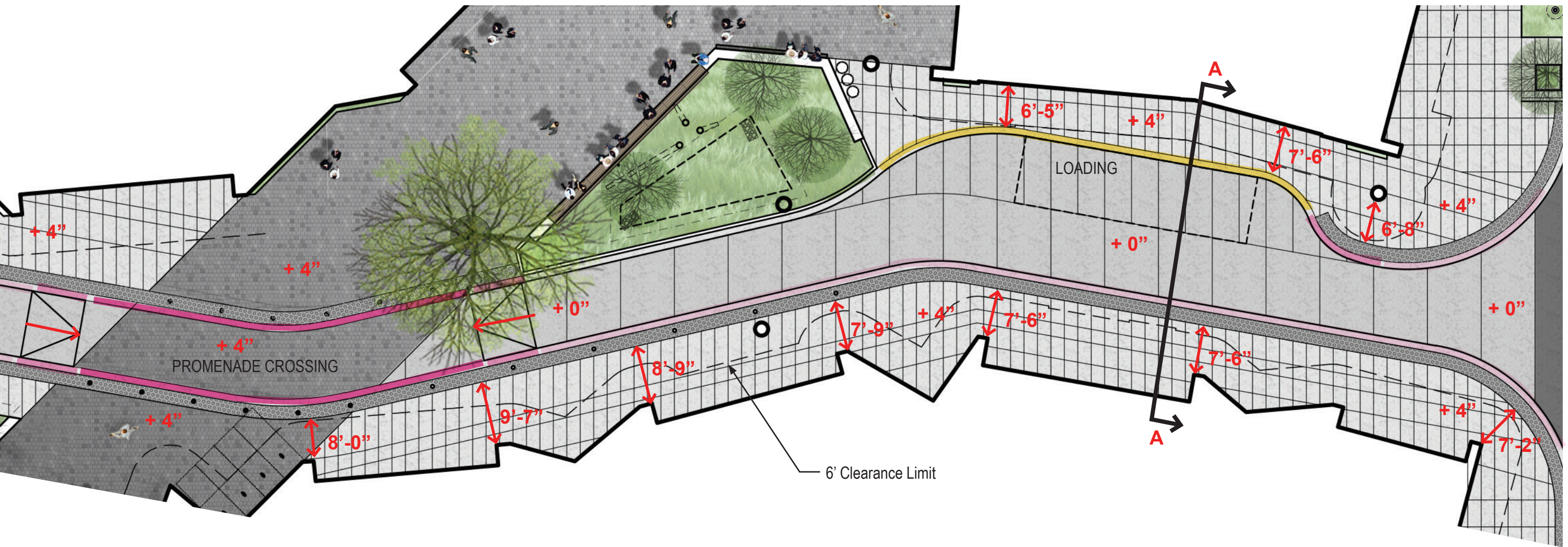
# Site Plan





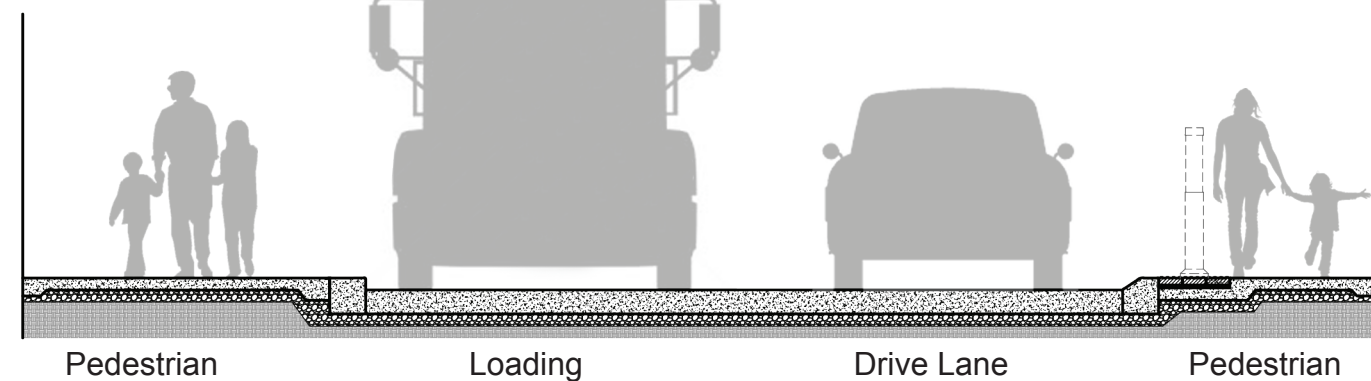
# Hassalo Drive Diagram





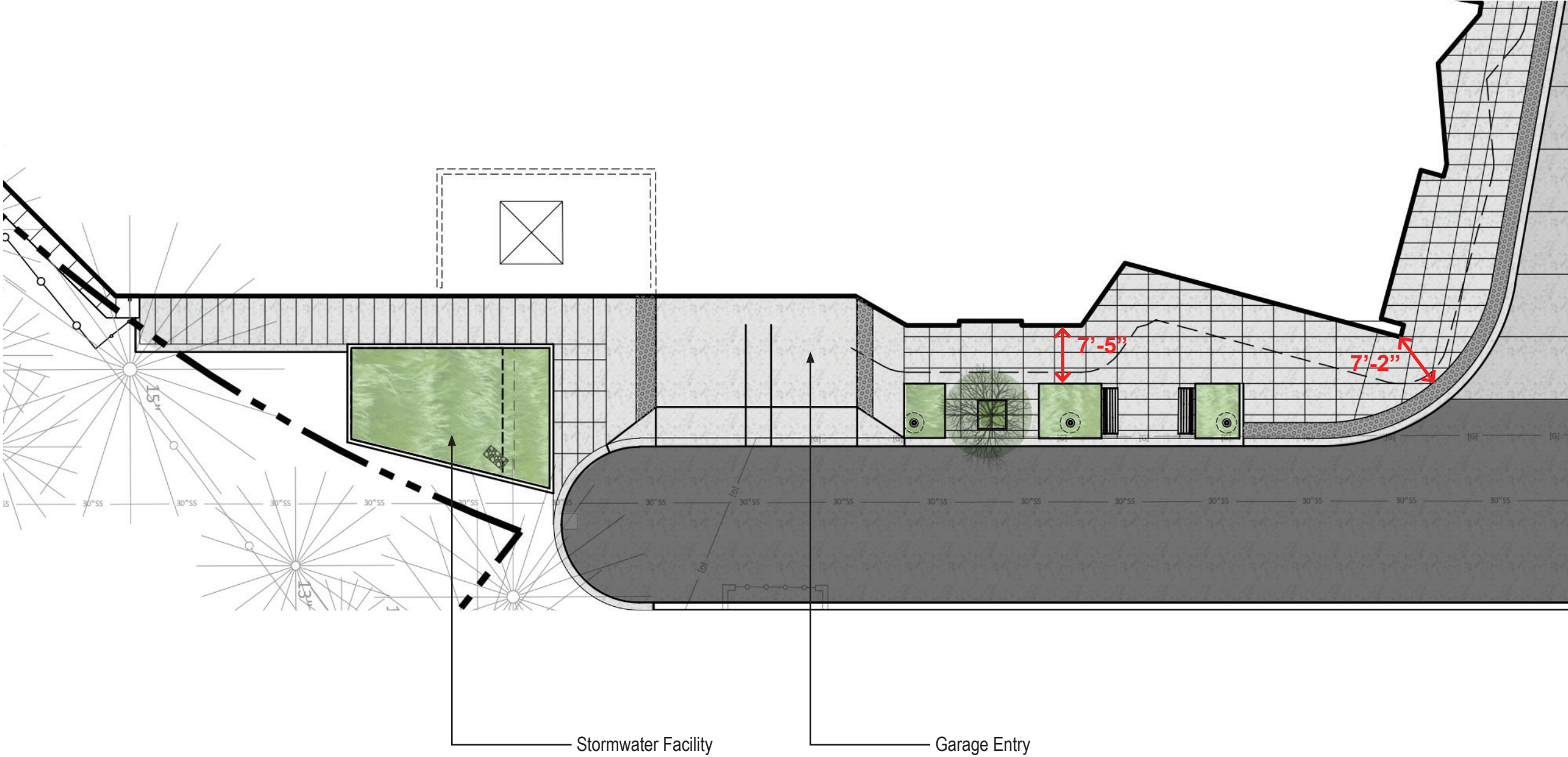
### Section A-A

Scale: 3/16" = 1'-0"

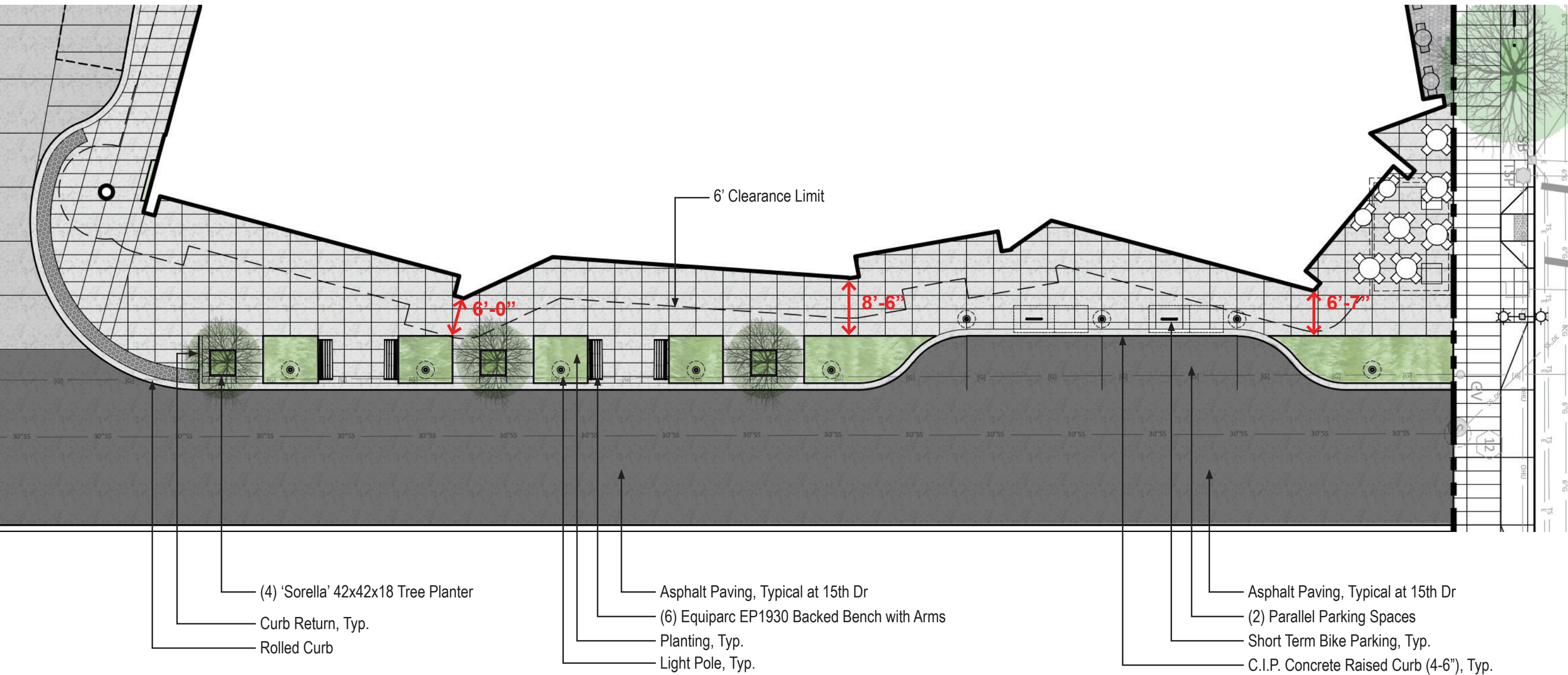


## Hassalo Drive Diagram



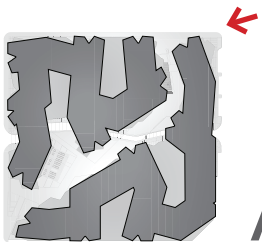


15th Drive Diagram



# 15th Drive Diagram





Aerial View from Multnomah and 15th Drive (Night)



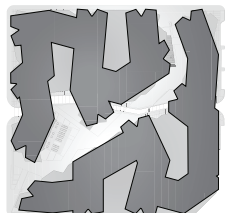


Landscape and seating buffer creates more desirable pedestrian experience along 15th Drive frontage

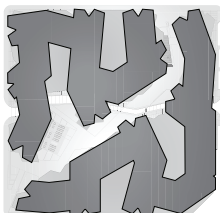
Reduced street parking creates more desirable pedestrian experience along 15th Drive frontage

Ground floor volumes “move” in and out along 15th Drive to create an intimate pedestrian scale.

## Aerial View from Multnomah and 15th Drive







Larger pedestrian space created at  
intersection of 15th and Hassalo Drive

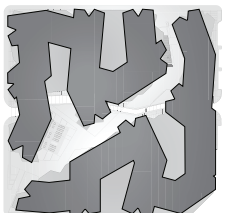
View of 15th Drive from Theater





Landscape and seating buffer creates more desirable pedestrian experience along 15th Drive frontage

# View of 15th Drive from Multnomah





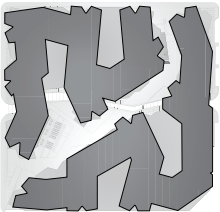


## Aerial View of 15th Drive

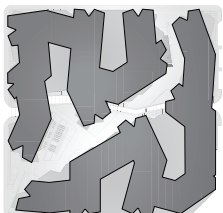




Aerial View of 15th Drive (Night)







View from Hassalo and 15th Drive (Night)



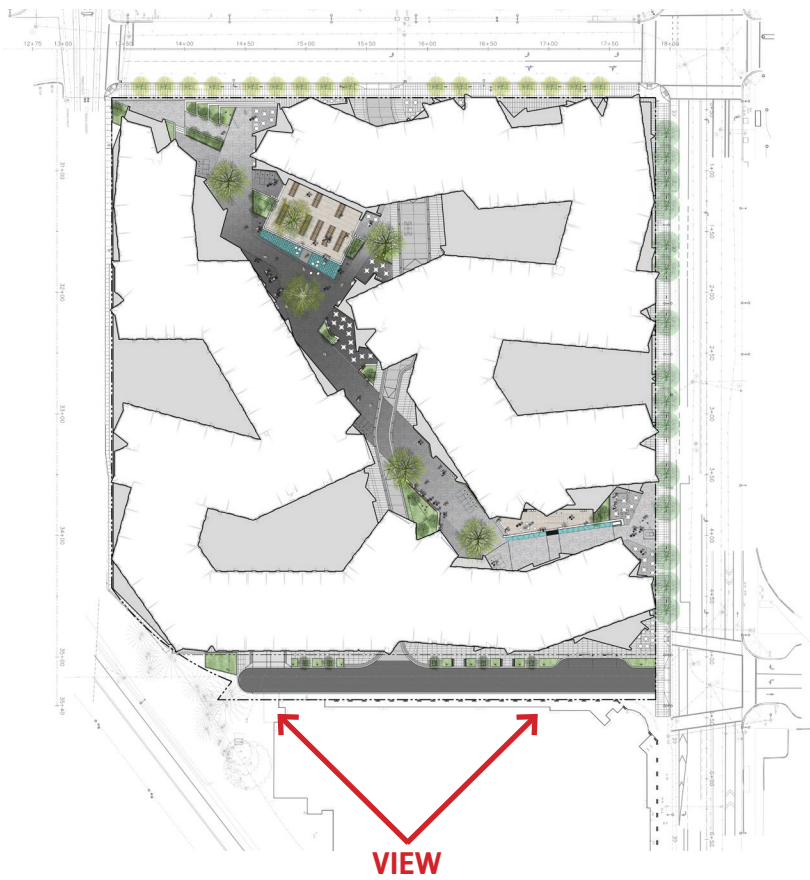
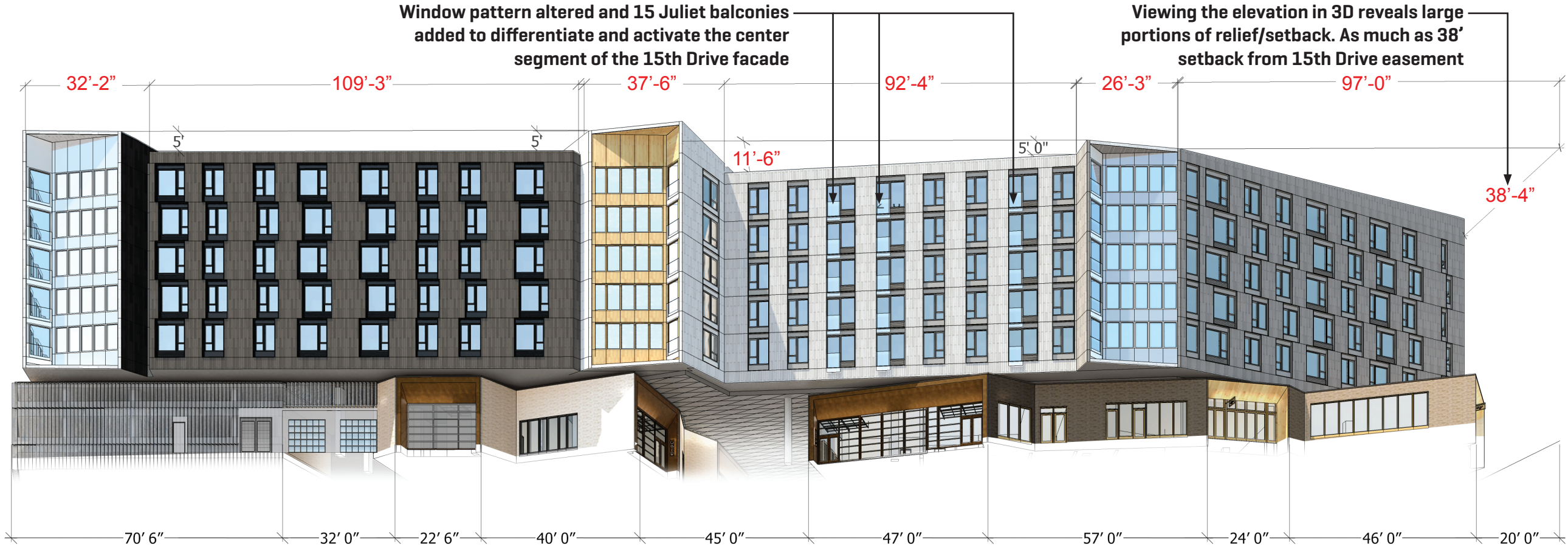


Larger pedestrian space created at intersection of 15th and Hassalo Drive

View from Hassalo and 15th Drive

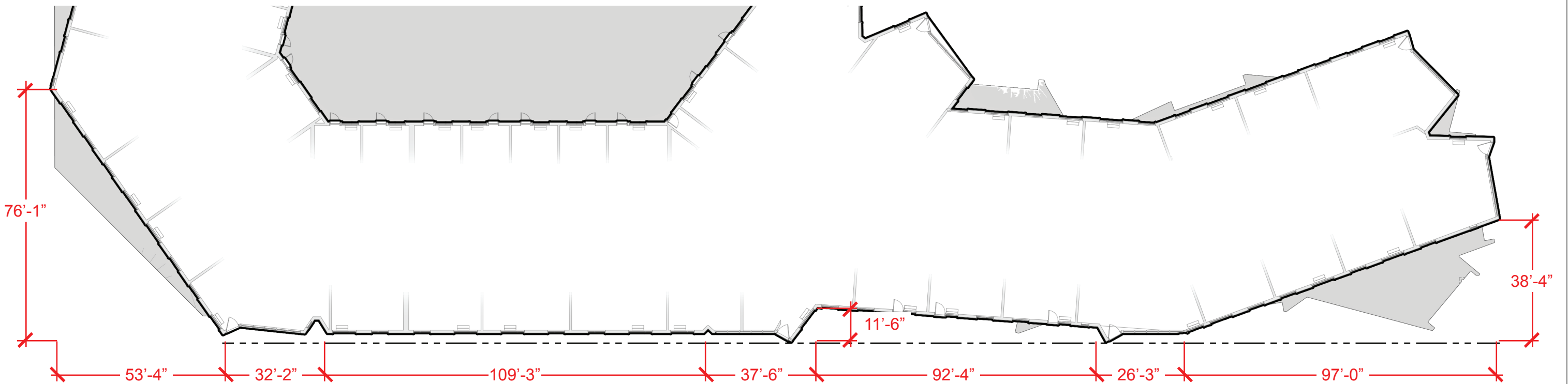
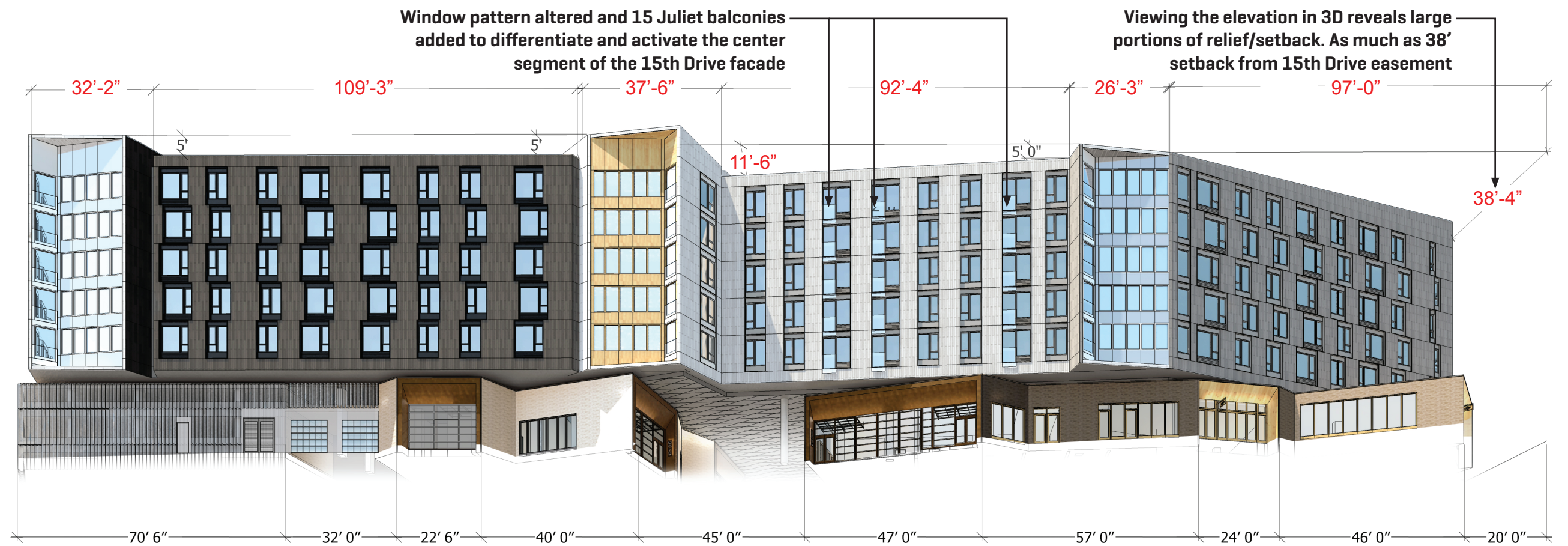






15th Drive Elevation Perspective





15th Drive Elevation (Top) and Plan Diagram (Bottom)





**EXTERIOR:** Confirmed no reports of staining caused by the exterior unfinished pre weathered panels [after 2 years]. They were well seasoned in accordance with the proprietary weathering procedures obtained through the team at Dissimilar Materials [DMD]. Generally this includes removal of mill scale, red oxide treatment, and acid treatments to initiate the oxide layer. The cycle of hydration and oxidation thickens the protective ferrous layer. Prior to shipping they are finished with power washing. No significant bleeding has occurred due to proper seasoning. “touch up” strategy in place for field cuts and scratches – uses a urethane to match – DMD will can assist with this.

source: mcfarlane biggar architects + designers inc.

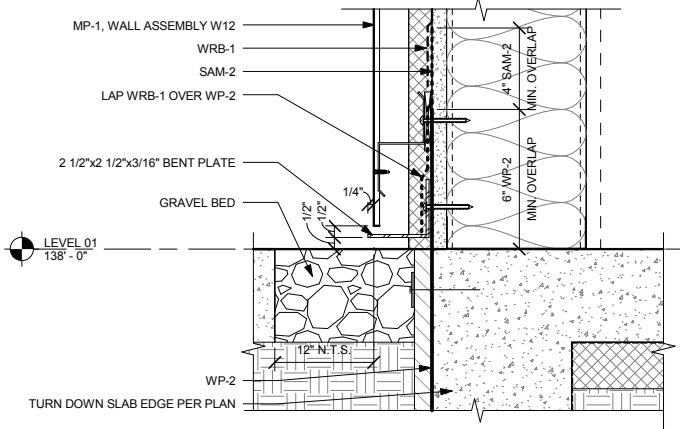


## Weathered Steel Example - Fort McMurray Airport

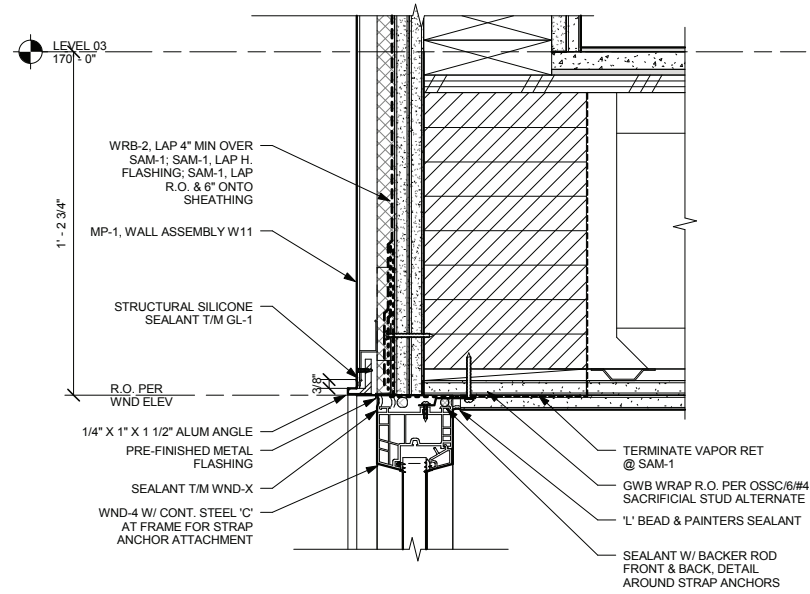




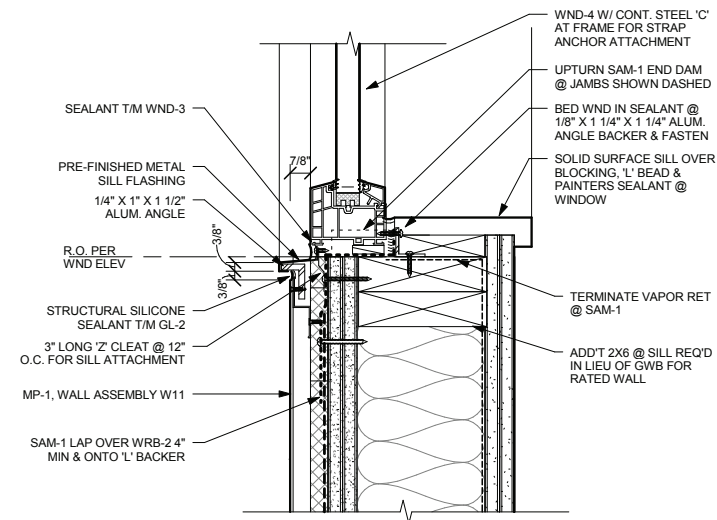
Weathered Steel Example - Kaplan Family Pavilion



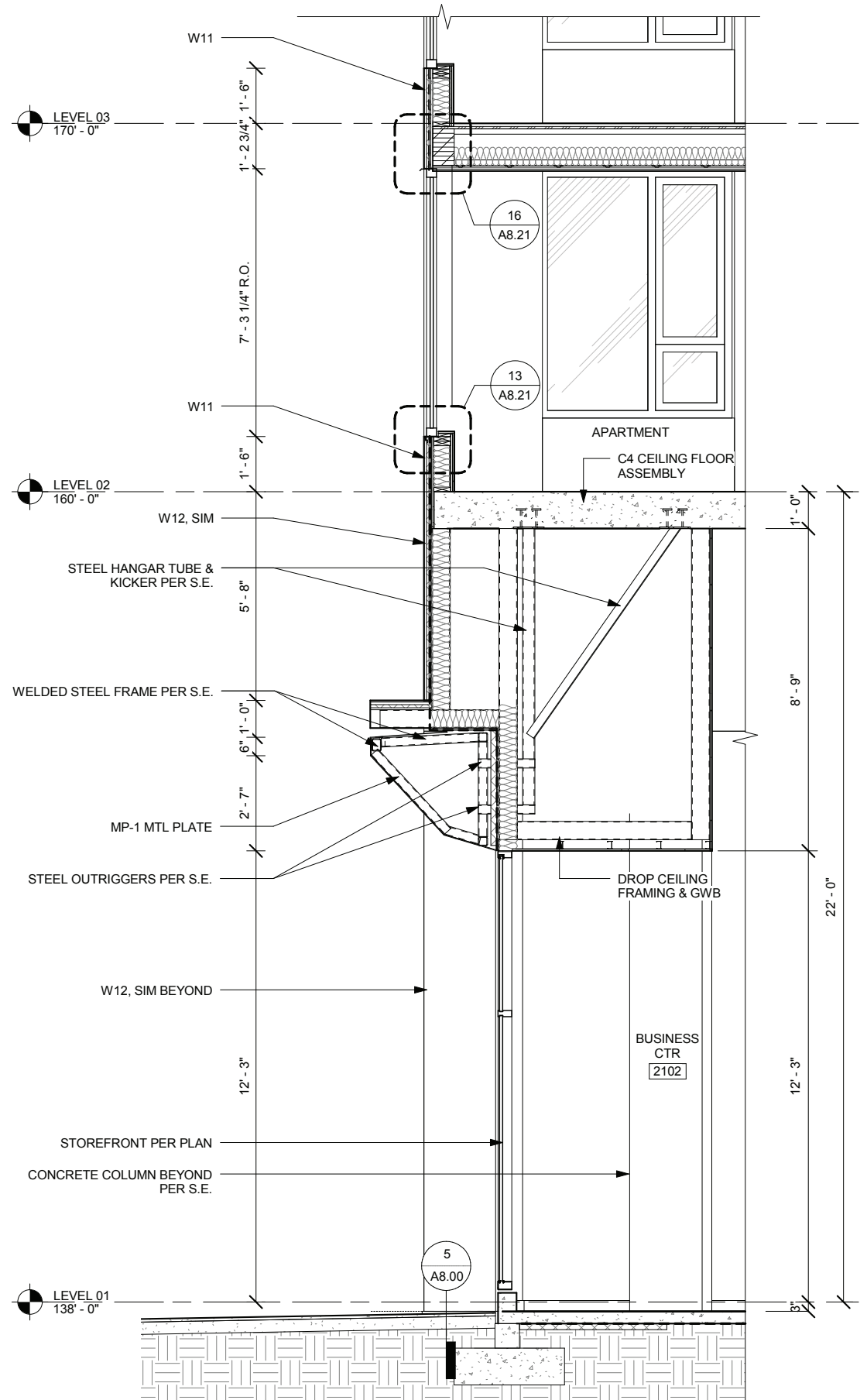
5 MP-1 DETAIL @ GRADE  
A8.00 3" = 1'-0"



16 SECTION DETAIL @ WND-4 HEAD TO MP-1  
A8.21 3" = 1'-0"



13 SECTION DETAIL @ WND-4 SILL TO MP-1  
A8.21 3" = 1'-0"



1400 NE MULTNOMAH

DESIGN  
REVIEW

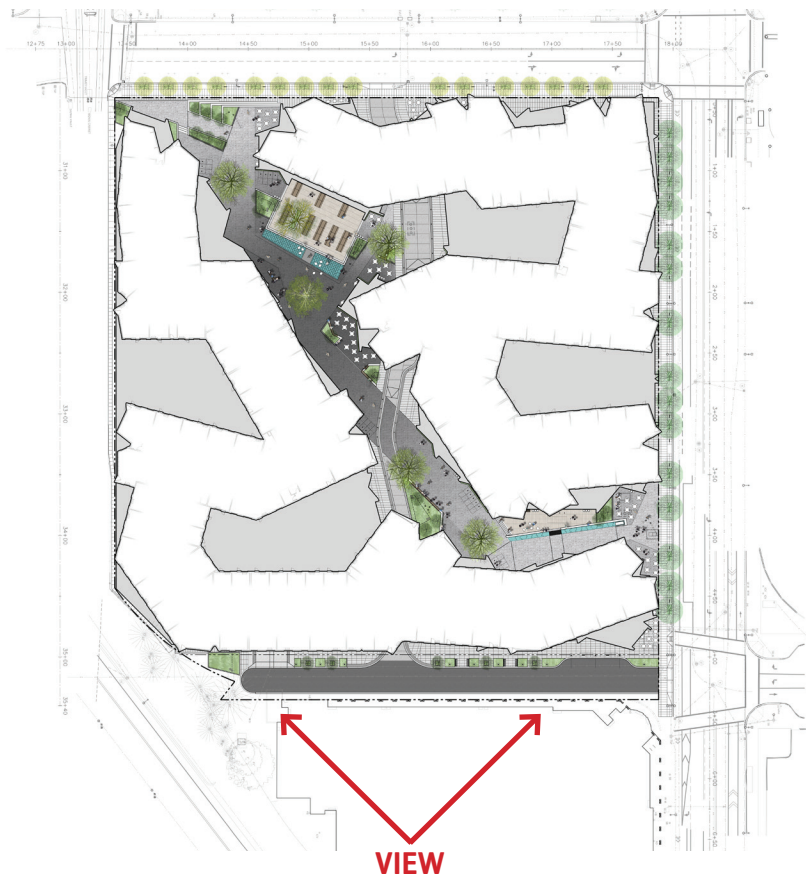
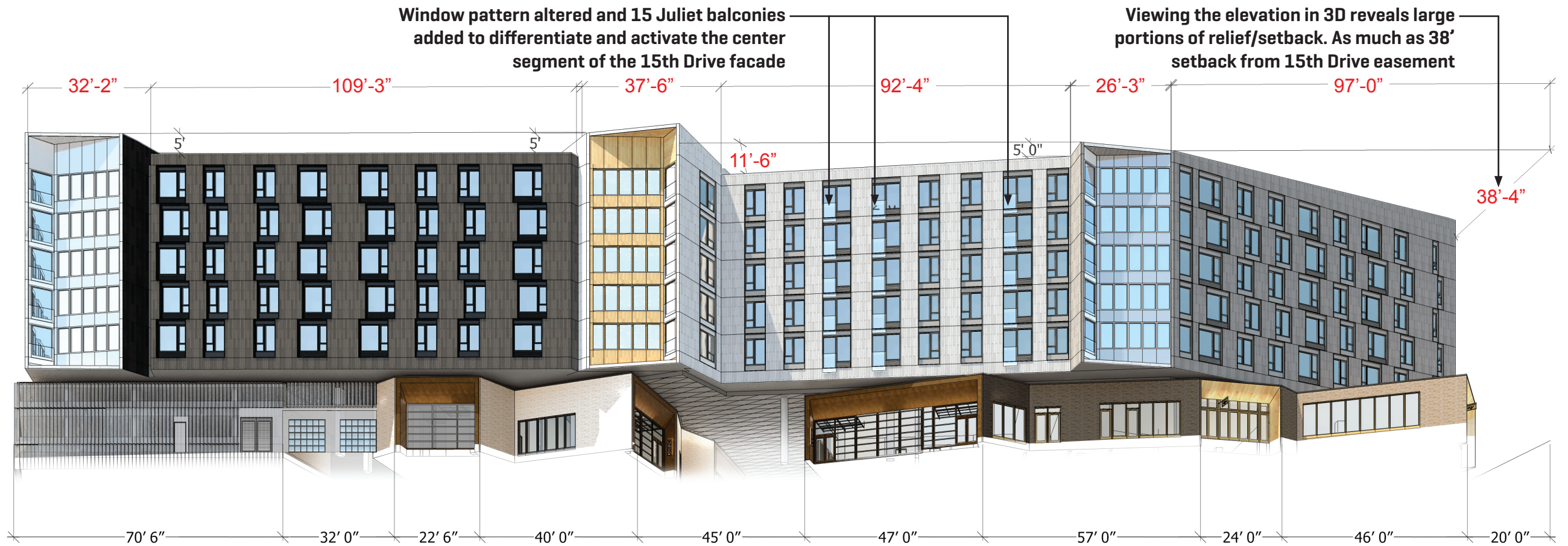
08.26.2016

LU NO. 16-137500 DZ

Sheet:

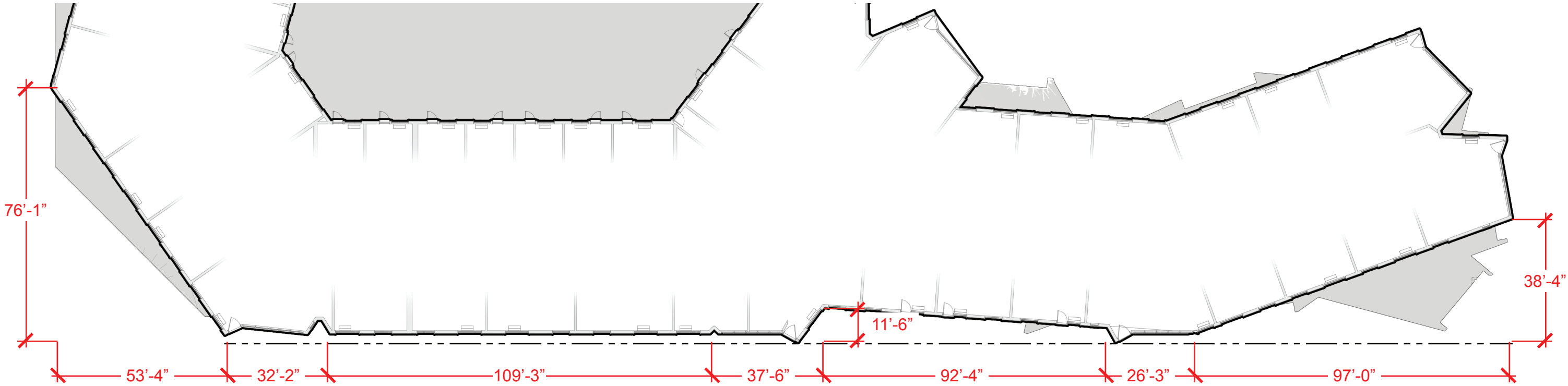
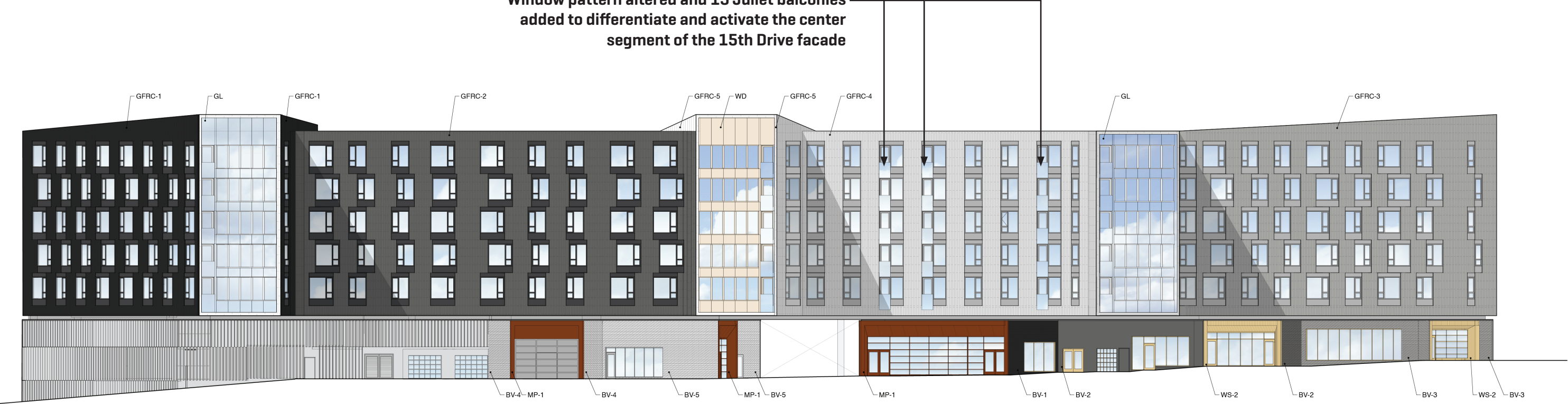
C.373





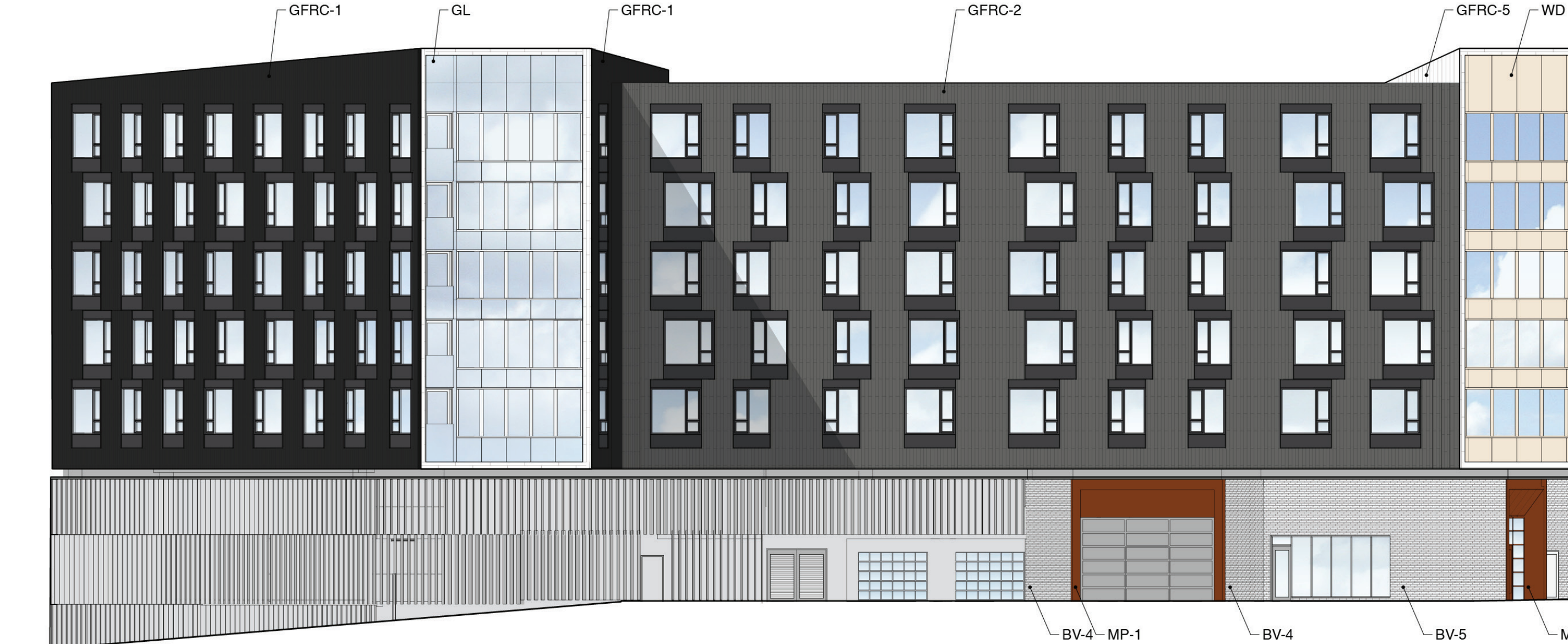
# 15th Drive Elevation Perspective

Window pattern altered and 15 Juliet balconies added to differentiate and activate the center segment of the 15th Drive facade



15th Drive Elevation (Top) and Plan Diagram (Bottom)





# Enlarged East Elevation



#### OKO SKIN LEGEND

- Oko Skin 1 - Liquid Black (GFRC-1)
- Oko Skin 2 - Anthracite (GFRC-2)
- Oko Skin 3 - Silver Grey (GFRC-3)
- Oko Skin 4 - Ivory (GFRC-4)
- Oko Skin 5 - Polar White (GFRC-5)
- Wood Patterned Glass (WD) (GL-7)
- Metal (MT) (MP-9)
- Glass (GL) (GL-2)

#### BRICK LEGEND

- Brick 1 - Coal Creek (BV-1)
- Brick 2 - Forest Blend (BV-2)
- Brick 3 - Chestnut Blend (BV-3)
- Brick 4 - Imperial Gray Blend (BV-4)
- Brick 5 - Glacier Blend (BV-5)
- Wood (WS-1)
- Wood (WS-2)
- Metal (MP-1)

## Enlarged East Elevation